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From: Joanna Cooney

Sent: Monday, May 13, 2024 7:35 PM

To: COA <coa@brampton.ca>

Subject: [EXTERNAL]Reimagining of Ridgehill Manor RE:4 Alderway Ave (application/file A-2024-0041)

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To Members of the Committee of Adjustment,

I am writing in opposition to the variances requested for 4 Alderway Ave.

The multi unit multi car proposal is problematic for a house situated on a corner lot on streets without sidewalks surrounded by family homes with small children and a busy public school 200 meters away. (And four other schools in walking distance)

As this is only one of many variances purposed for this neighbourhood the question becomes why is the practice of absentee landlords with a current history throughout Brampton of property neglect and high tenant turnovers becoming the normal standard in the reimagining of Brampton neighbourhoods?

The push to increase the amount of rental units is being pushed without apparent guardrails. I say apparent because a quick drive through many neighbourhoods will be proof enough that the properties are unsightly, poorly maintained while housing multiple (and sometimes) short term rentals. Surely the renter has some rights as to the quality the property they are paying to stay in? The lack of emotional and aesthetic investment by rental property owners with no attachment to the area is difficult to swallow considering the financial investments made by property owners who actually live on - and diligently care for - their properties. The lack of attachment or stake in a community leads to a lack of house pride in favour of a singular focus on financial return at the expense of property standards.

While I appreciate the need for and permissibility of legal additional units, this must be done within the current by law structure which was thoughtfully contemplated and duly passed when the neighbourhood was designed and the homes - like the one on 4 Alderway Avenue - were built. These by laws continue to be in place for good reasons and since the variances requested deviate significantly from the rules as they exist the proposed changes to 4 Alderway Avenue should be denied.

Please include in the meeting (May23, 2024) agenda.

Joanna Cooney and Gian Marcon
22 Alderway Avenue

Sent from my iPhone